

Housing Element Update Status - June 24, 2013 Conference Call HCD

Minor changes to receive determination of compliance with State Law

1. Public Participation – need to add list of organizations and individuals that the public notices for the workshops were sent to as an appendix.
2. The special needs group, Developmental Disabilities, has been identified as having a strong advocacy group in Orange County; therefore, recommended we add a program promoting this group. Suggested examples are provided in the attached email from HCD.
3. Promotion of Senior Accessory Units – Add to the objective of Program 5.1.3 that we will have the promotional materials ready by Spring 2014.
4. Inclusionary Housing Program –with loss of program, HCD recommends revising Program 3.1.3 to include a list of pre-approved incentives. The following are suggestions :
 - a. Fee waivers for certain projects such as seniors, developmentally disabled and very-low income. The fee waiver could be based on the level of affordability and the number of affordable units provided. Examples of these fees include entitlement application, environmental review, plan check, subdivision, and traffic.
 - b. Revise objective to complete this program by Fall 2014.

Current Housing Program 3.1.3 *Review and consider in accordance with state law, the waiver of planning and park fees, and modification of development standards, (e.g., setbacks, lot coverage, etc.) at the discretion of City Council and Planning Commission for developments containing very low-, low- and moderate-income housing. (Imp 2.1)*

Responsibility: Planning Commission and City Council

2014-2021 Objective: Continuously implement program as housing projects are submitted to the City.

Proposed Housing Program 3.1.3 Develop a pre-approved list of incentives and qualifications for such incentives to promote the development of affordable housing. Such incentives include the waiver of application and development fees or modification to development standards (e.g., setbacks, lot coverage, etc.).

Responsibility: Planning Division and City Council

2014-2021 Objective: Work with the Affordable Housing Task Force to develop the list and obtain City Council approval by Fall 2014.

5. Next Steps:

- Resubmit revisions to HCD's comments via email by July 8th
- HCD formal comment or preliminary approval by July 23rd
- Planning Commission - 08/22/2013
- ALUC – September 19th
- City Council Adoption – September 24th
- Submit Final Document to HCD – October 1st